

This Tip Sheet reflects permitting requirements resulting from a collaboration of participating jurisdictions.

**PERMITS NOT REQUIRED (---):** The following is a list of common examples for one- and two-family dwelling alterations, improvements, and additions where permits are typically not required\* by the Code in MBP jurisdictions. *If your property is located in a CRITICAL AREA, SHORELINE AREA or SENSITIVE AREA, please contact the local jurisdiction to verify that the work listed here is still exempt from a permit.* A permit is required for work not listed below.

\*NOTE: Although a **building permit** may not be required, work shall still be code compliant.

**Land use or zoning** requirements may apply regardless of building permit requirements.

- **Bathroom and kitchen fixture replacements** without plumbing line modifications such as sinks and toilets. Note: Tub and Shower Replacement does require a permit.
- **Decking replacement** on decks without changing or adding any other structural members or removing guardrails.
- **Interior finish work**, painting, etc.
- **Portable appliance replacement.**
- **Retaining walls** less than 4ft in height measured from the bottom of the footing and not sustaining a surcharge.
- **Siding replacement**, non-structural (except exterior finish and insulation systems (EIFS), veneer, or stucco).
- **Swings, slides & other playground equipment.**
- **Window awning** supported by an exterior wall and <54”and no additional supports.

This table provides common examples for one- and two-family dwelling alterations, improvements, and additions where permits are typically not required by the Code, but MBP member jurisdictions have made specific amendments pertaining to their jurisdiction. Only those jurisdiction specific amendments are listed in the table below.

	Accessory Structure <sup>a</sup>	Decks less than 30” above grade <sup>b</sup>	Fences not over ___ feet in height	Re-roof overlay <sup>d</sup>	Re-roofing tear off and replace <sup>e</sup>	Sidewalks & Driveways <30” above grade <sup>f</sup>	Window & Door replacement in-kind <sup>g</sup>
<b>Auburn</b>	200	◆	7	---	---	+	---
<b>Bellevue</b>	200	---	8	---	---	---	---
<b>Bothell</b>	200	---	6	---	√	---	---
<b>Burien</b>	200	---	6	---	---	---	★
<b>Edmonds</b>	200	---	6	---	√	---	---
<b>Federal Way</b>	200	---	6	---	---	---	---
<b>Issaquah</b>	200	---	7	---	---	---	√
<b>Kenmore</b>	200	---	8	---	---	---	---

Permits Not Required (Single Family and Two-Family Structures), continued							
	Accessory Structure <sup>a</sup>	Decks less than 30" above grade <sup>b</sup>	Fences not over ___ feet in height	Re-roof overlay <sup>d</sup>	Re-roofing tear off and replace <sup>e</sup>	Sidewalks & Driveways <30" above grade <sup>f</sup>	Window & Door replacement in-kind <sup>g</sup>
King County	200	---	6	---	---	---	---
Kirkland	200 <sup>h</sup>	---	6	---	---	---	---
Mercer Island	200	---	6	---	---	---	---
Mill Creek	200	---	√	---	---	---	---
Newcastle	200	---	6	---	---	---	---
Sammamish	200	---	8 <sup>c</sup>	---	---	---	---
Snohomish County	□	---	8	---	---	---	---
Snoqualmie	120	---	6	√	√	---	√
Woodway	120	---	√	---	---	---	---

√	Permit is required in this jurisdiction	★	Permit is required if structure is in Airport Noise Reduction Zone 1
---	Permit is not required in this jurisdiction	□	Permit Required if > 200 sq ft inside an Urban Growth Area (UGA) or > 400 sq ft outside of UGA
+	Storm Permit required if ground disturbance is > 500 square feet	◆	Permit not required for decks < 30" above grade, <200 square feet detached and not serving the exit door.

- a. Accessory Structures exempt from permit are limited to one story detached structures used as tool and storage sheds, tree-supported play structures, playhouses, and similar uses not exceeding \_\_\_\_\_ square feet.
- b. Decks less than 30" above grade (measured vertically to the grade below at any point within 36" of the outer edge of deck).
- c. 8' height for up to a 32' segment along rear or side yards with concurrence from the neighboring property.
- d. Re-roof overlay limited to 2 total layers of roofing material without permit.
- e. Re-roofing (tear off and replace) using same type of roofing provided roof sheathing is not altered
- f. Sidewalks and driveways that are not in or connected to the right of way, are not more than 30" above grade and are not over a basement or story below.
- g. Window and door replacement in-kind window replacement where no alteration of structural members, window U-value meets prescriptive requirements of the energy code, safety glazing is provided where required, fall protection is provided where required, and egress requirements are maintained.
- h. Only accessory structures used as a tool or storage shed. All other uses regardless of size will require a permit.